

Section 23. LB Limited Business District

PURPOSE: The LB Limited Business District is established to accommodate individual retail stores, personal service establishments and professional or business offices which primarily meet the local neighborhood shopping and personal service needs of a limited surrounding residential area. Retail stores permitted therein are intended to include convenience goods, which are normally a daily necessity for a residential neighborhood.

USES GENERALLY: In a LB Limited Business District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. PERMITTED USES: The following uses shall be permitted as principal uses.

1. Retail sales in completely enclosed buildings limited to stores and shops for the following: bakery, books, confectionery, dairy products, drug, delicatessens, florist, gift, jewelry, hobby, music, pet, tobacco, newsstands, wearing apparel, toys, and camera & photo development shops.
2. Personal service establishments including beauty, barber, dry cleaning and laundry pickup, shoe repair, self-service laundromats, and express or mailing offices.
3. Medical and dental offices.
4. Restaurants excluding drive-in or drive-through restaurants.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses in a LB Limited Business District provided that none shall be a source of income to the owner or user of the principal structure.

1. Off-street parking in conjunction with any permitted use in this district. Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a residentially zoned district shall be separated from said lot by a blind fence or wall at least six (6) feet high.
2. Signs advertising uses on the premises, in accordance with Section 60 of this Ordinance.
3. Mechanical equipment no nearer than one hundred twenty (120) feet to any residentially zoned district.
4. Screened garbage storage on a concrete pad and no closer than fifty (50) feet to any residentially zoned district and not located between the front of the building and any right-of-way.

- C. **CONDITIONAL USES:** The following uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.
1. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B of this Ordinance.
 2. Drive-in and drive-through restaurants.
 3. Schools and studios for art, dancing, drama, music, photography, interior decorating, or reducing.
 4. Food and convenience stores, including prepared food carry-out service, that provide additional parking needed by that service.
 5. Professional and business offices.
 6. Banks and financial institutions.
 7. Any use allowed within this district with drive-in or drive-through service.
 8. Call centers.
 9. Any use allowed within this district with outdoor speakers.
- D. **LIMITATION OF USES:**
1. All activities of permitted uses except automobile parking lots, shall be conducted entirely within a completely enclosed building.
 2. No individual retail store or personal service establishment shall have a floor area open to the public, including display, service and sales, greater than twenty-five hundred (2,500) square feet.
- E. **PLAN REQUIREMENTS:** No application for a building permit for construction of a principal building shall be approved unless:
1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
 2. A Site Plan, meeting the requirements of Section 47, has been approved.
 3. A Landscape Plan, meeting the requirements of Section 53, has been approved.
- F. **DENSITY REQUIREMENTS:** The following bulk and intensity of use requirements

shall apply.

1. **MAXIMUM DENSITY:** The maximum density within an LB District shall not exceed a floor area ratio of 0.35.
2. **LOT SIZE:** The minimum lot size in a LB District shall be ten thousand (10,000) square feet and the maximum size of any LB District shall not exceed three (3) acres.
3. **MINIMUM OPEN SPACE:** At least twenty (20) percent of the total lot area shall be devoted to nonvehicular open space. (Non-vehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.)
 - a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
4. **MAXIMUM BUILDING COVERAGE:** The combined area occupied by all main and accessory structures shall not exceed sixty (60) percent of the total lot area.
5. **MAXIMUM IMPERVIOUS SURFACE:** The combined area occupied by all main and accessory structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. **AREA REGULATIONS:** The following minimum standards shall be required:

1. **LOT WIDTH:** Every lot shall have a minimum width of eighty (80) feet.
2. **LOT DEPTH:** Every lot shall have a minimum depth of not less than one hundred (100) feet.
3. **FRONT YARD:** Every lot shall have a front yard of not less than fifteen (15) feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this Ordinance.
4. **SIDE YARDS:** Every lot shall have two side yards, each of which shall be not less than ten (10) feet in width.
5. **REAR YARD:** Every lot shall have a rear yard of not less than twenty-five (25) feet in depth.

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or accessory buildings on the same lot shall be not less than twenty (20) feet.
- H. BUFFER AREA REGULATIONS: Whenever an LB District abuts a residential district, a wall, fence, or berm at least six (6) feet in height shall be erected to effectively screen the LB District from the residential area. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to the height of such building or structure.
- I. HEIGHT:
1. No principal structure shall be erected or altered to a height exceeding two (2) stories or twenty-five (25) feet except buildings located adjacent to an R-20, R-12.5, or R-7.5 District, buildings shall not exceed one (1) floor level and twenty (20) feet in height.
 2. No accessory structure shall be erected or altered to a height exceeding fifteen (15) feet.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance.
- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provisions of Section 57 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the LB District:
1. No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.
 2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
 3. Lighting shall be designed to reflect away from any adjacent residential area.
 4. The masonry requirements of Section 54 shall be met.
 5. ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING.

The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening fencing, or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.